



CITY OF CAMPBELL
Community Development Department

June 12, 2014

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 24, 2014**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Sutton Swim School for a Conditional Use Permit (PLN2014-56) with a Parking Modification Permit (PLN2014-156) to establish a large studio (swim school) within an existing shopping center (San Tomas Plaza Shopping Center) at **96 N. San Tomas Aquino Road**. Staff is recommending that this project be deemed Categorically exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

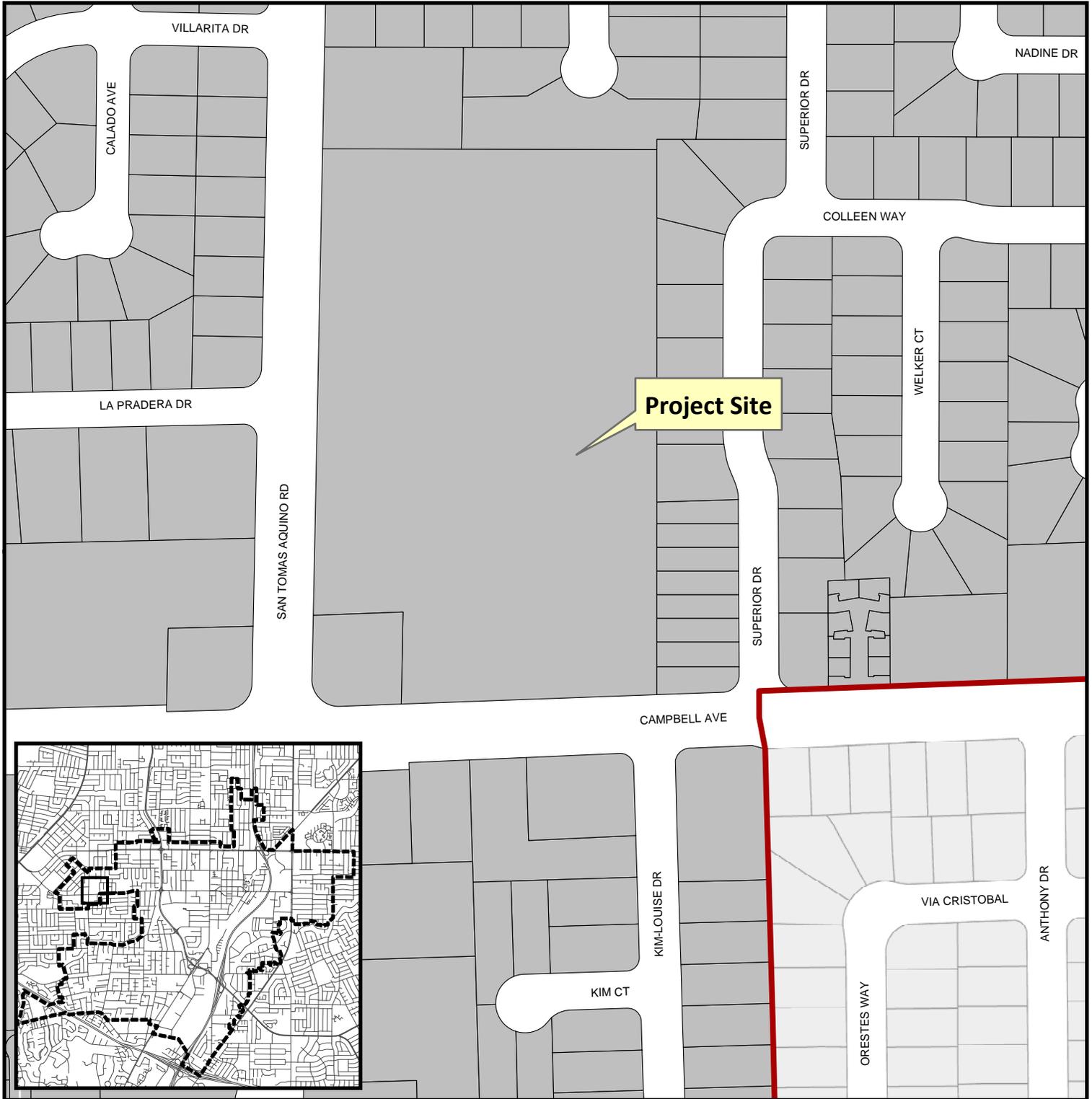
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

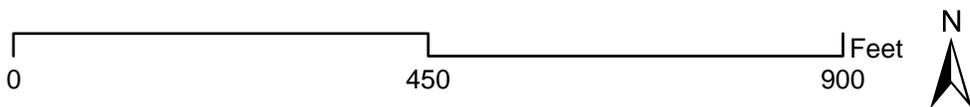
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to address: **96 N. San Tomas Aquino Road**

Project Location Map



Project Location: 94 N. San Tomas Aquino
Application Type: Conditional Use and Parking Mod.
Planning File No.: PLN2014-59 // PLN2014-159
Description: Sutton Swim School in prior DJ Hobby Suite



Community Development Department
Planning Division

RECEIVED
MAR 28 2014
CITY OF CAMPBELL
PLANNING DEPT.



This letter is reply to the Campbell Planning Dept. letter Dated March 28, 2014
Sutton Swim School File No: PLN2014-56

Number of classes per day of the week and per week:

We expect to begin operations at the location with the same amount of total classes per week as we have in the current location, **576**. This would be 96 classes on Wednesday, Thursday and Friday and 144 classes on Saturday and Sunday. There are only three lanes open in the morning on the weekdays (6 classes per hour) and no classes from 12-2pm. All other times that we are instructing we will begin with six lanes (12 classes per hour), and opening lanes 7 to 10 eventually if demand permits. The call center, reception, deli and retail area will be open during our normal business hours (8am to 8pm).

As discussed in 3.0 Noise and Traffic we run our classes every 15 minutes to eliminate bottlenecking and parking lot taraffic surges.

Number of employees on site:

The number of staff in the building at any given time is a function of the number of classes at that time. There are one customer service representative, one deck supervisor and one lifeguard per three lanes and one instructor per lane. In addition, there are call center staff, one on-duty manager, deli staff, and retail staff. There will be approximately these numbers of employees at these times:

- Weekday mornings: 17
- Weekday evenings: 23
- Weekends: 18

This is including the two owners, the IT manager, the scheduling manager and the HR manager, who work 9-5 M-F in their back office. It is not including trainees and the training department, who work whenever they are needed. There are usually about one or two trainees on a given day and we try to schedule training on the weekends.

Parent/Guardian policy:

It is our policy that the parent or guardian remain in the building during their 30 minute lesson, which we enforce strictly and without exception.

Future Expansion:

Any expansion discussed in the document is not referring to a literal expansion of the business - the intent was that we expect to grow in terms of number of students and instructors over time should the needs of the community support it. We will have a theoretical maximum capacity of 1,680 classes per week with the pool as planned but we do not expect or even intend to reach that level. We *hope* to reach 750 or 800 classes, if possible.

Earl Sutton
March 28, 2014

SUTTON SWIM SCHOOL

RECEIVED

MAR 28 2014

CITY OF CAMPBELL
PLANNING DEPT.

REVISIONS	BY
Δ 3/28/14 FINAL PLANNING	R/

CONSULTANTS

ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER	POOL DESIGNER
VARRELMANN DESIGN ARCHITECTURE ARCHITECT: ROBERT VARRELMANN 564 JESSE JAMES DR. SAN JOSE, CA. 95129 OFFICE: (408) 224-1790 FAX: (408) 225-1791 CELL: (408) 483-4031 E-MAIL: EAGLEARCHITECT@AOL.COM CA. LICENSE: C-139740					POOL SCENE, INC. 2979 PROMENADE WAY SUITE 200 WEST SACRAMENTO, CA. 95691 OFFICE: (916) 373-0808

SHEET INDEX:

ARCHITECTURAL	STRUCTURAL	MECHANICAL	PLUMBING	ELECTRICAL	POOL
A-0: TITLE SHEET, SHEET INDEX A-00: PROPERTY INFORMATION SHEET A-1.1: SITE PLAN A-2.1: EXISTING FIRST FLOOR PLAN A-2.2: NEW FIRST FLOOR PLAN A-3.1: EXTERIOR ELEVATIONS A-4.1: ROOF PLAN					SP-10: TECHNICAL POOL LAYOUT PLAN

VARRELMANN DESIGN
 ROBERT G. VARRELMANN
 564 JESSE JAMES DR.
 SAN JOSE, CA. 95129
 OFFICE: (408) 224-1790
 CELL: (408) 483-4031
 CA. LICENSE: C-139740
 ARCHITECT

SUTTON SWIM SCHOOL
 96 N. SAN TOMAS AQUINO ROAD
 CAMPBELL, CA. 95008
TENANT IMPROVEMENTS
 TITLE SHEET

DRAWN
 CHECKED
 DATE: 2 / 17 / 2014
 SCALE:
 SHEET NO:
 2013-05
 SHEET
A-0
 OF SHEETS

GENERAL NOTES:

APPROVALS

REVISIONS	BY
3/24/14	RV
PLANNING	
FINAL	

BUILDING DATA:

STORIES	ONE
SPRINKLED	YES
OCCUPANCY	A4
TYPE OF CONSTRUCTION	VN (2004)
ZONING	C2S
APN	307-50-83
BUILDING AREA	14,746 SQ.FT.

SCOPE OF WORK:

BUILD OUT COMPLETE SPACE OF 14,746 SQ.FT. FOR SWIMMING SCHOOL.
 BUILDING TO INCLUDE:
 A. POOL AREA
 B. RESTROOMS W/ CHANGING ROOMS
 C. OFFICES
 D. RETAIL AREA
 E. DELI TO SERVE FOOD & DRINKS

2013 CODES:

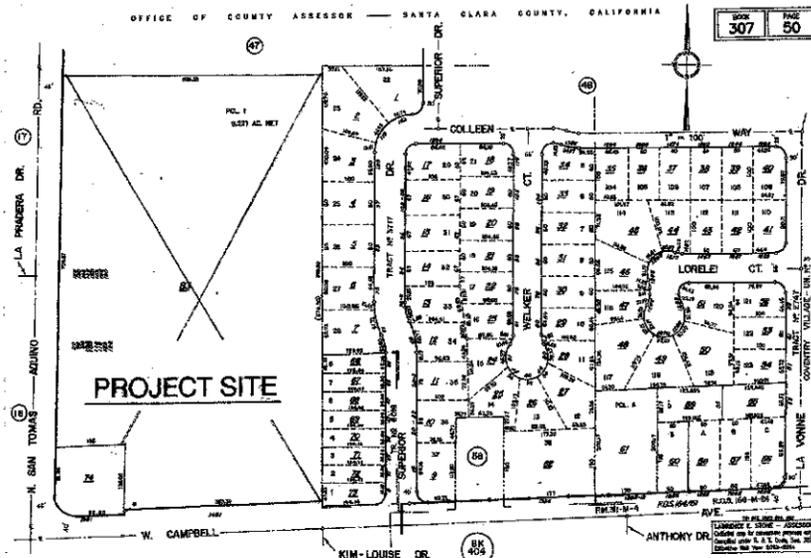
California Building Code
 California Building Standards Code
 California Mechanical Building Code
 California Plumbing Code
 California Electrical Code
 California Green Building Standards Code
 California Fire Code

RV
VARRELMANN DESIGN
 ROBERT G. VARRELMANN
 1011 JESSIE JAMES DR.
 SAN JOSE, CALIFORNIA 95128
 (408) 251-7700 FAX (408) 251-7701
 ARCHITECT

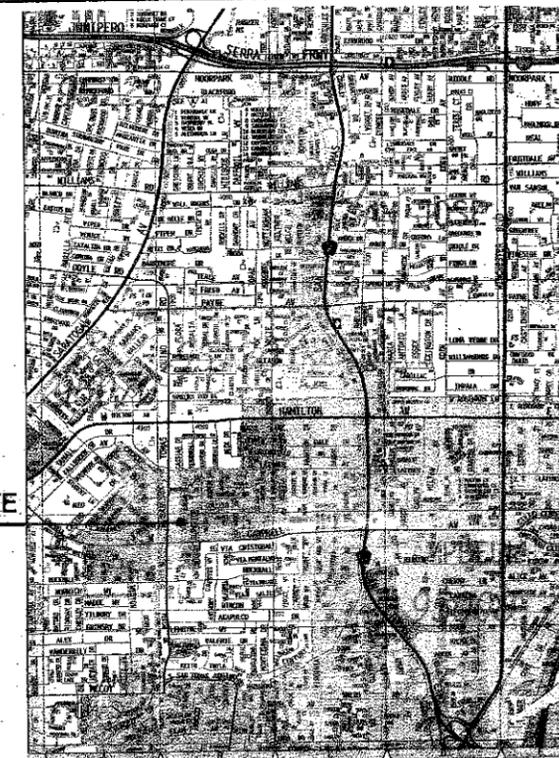
LEGEND:

A.C.	ASPHALTIC CONCRETE	FT.	FOOT
A/C	AIR CONDITIONING	GA.	GUAGE
ADJ.	ADJACENT	GALV.	GALVANIZED
ALUM.	ALUMINUM	GLU-LAM/GLB	GLU-LAMINATED BEAM
APPROX.	APPROXIMATE	GYR. BD.	GYPSUM
A.B.O.	ABSECTED BY OWNER	HR.	HOUR
BLDG.	BUILDING	INSUL.	INSULATION
CAB.	CABINET	LAM. PLAS.	LAMINATED PLASTIC
CL	CENTERLINE	MIN.	MINIMUM
C.O.T.G.	CLEAN OUT TO GRADE	MTL.	METAL
C.B.	CATCH BASIN	(N)	NEW
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	NOM.	NOMINAL
CONT.	CONTINUOUS	O.C.	ON CENTER
C.J.	CONSTRUCTION JOINT	REQ'D	REQUIRED
DIM.	DIMENSION	RDWD	REDWOOD
DN.	DOWN	RM.	ROOM
DR.	DOOR	R.O.	ROUGH OPENING
D.S.	DOWNSPOUT	SHT.	SHEET
DTL.	DETAIL	SIM.	SIMILAR
(E)	EXISTING	T.M.E.	TO MATCH EXISTING
ELEV.	ELEVATION	TYP.	TYPICAL
FDN.	FOUNDATION	W/	WITH
FIN.	FINISH	W.P.	WATER PROOF
F.O.	FACE OF		
F.O.C.	FACE OF CONCRETE		
F.O.S.	FACE OF STUD		

ASSESSORS MAP



LOCATION MAP



SUTTON SWIM FACILITY
 96 N. SAN TOMAS AQUINO ROAD
 CAMPBELL, CA. 95008
TENANT IMPROVEMENTS
 GENERAL NOTES, LEGEND, ASSESSORS MAP, LOCATION MAP

DRAWN
 CHECKED
 DATE 2/17/2014
 SCALE
 JOB NO. 2013-05
 SHEET
A-00
 OF SHEETS

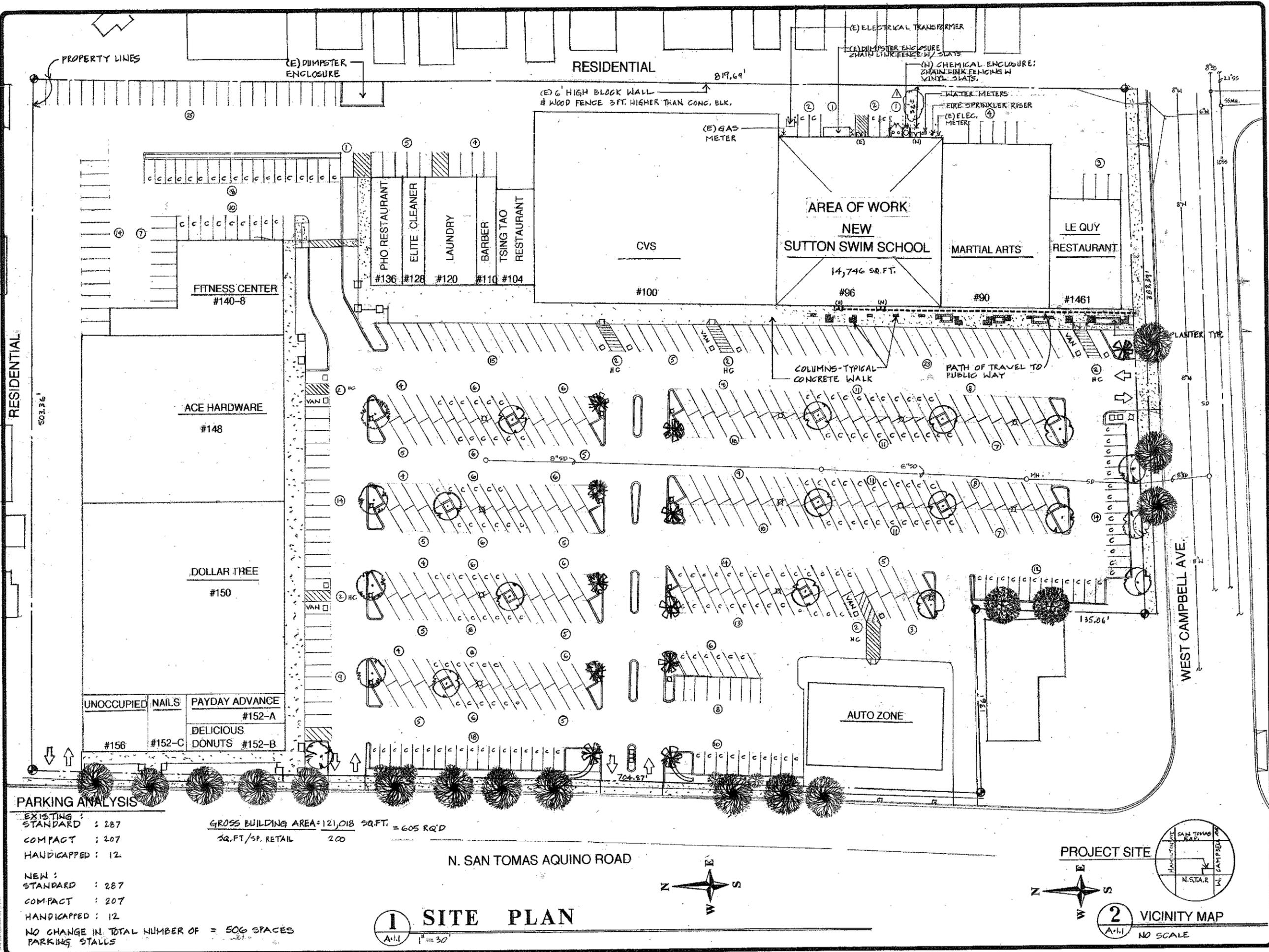
REVISIONS	BY
3/24/14	RV
PLANNING	
FINAL	

VARRELMANN DESIGN
ROBERT G. VARRELMANN
 ARCHITECT
 10800 FARMERS BLVD.
 SAN JOSE, CALIF. 95135
 (408) 224-1790 FAX 408.225.1791

SUTTON SWIM SCHOOL
 96 N. SAN TOMAS AQUINO ROAD
 CAMPBELL, CA. 95008
TENANT IMPROVEMENTS
 SITE PLAN

DRAWN	K
CHECKED	K
DATE	2/17/2014
SCALE	
JOB NO.	2013-05
SHEET	

A-11
 SHEETS



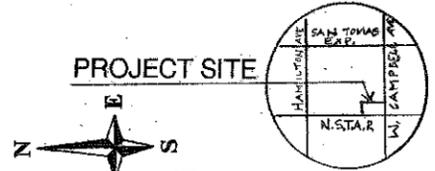
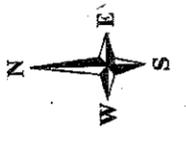
PARKING ANALYSIS

EXISTING :	
STANDARD	: 287
COMPACT	: 207
HANDICAPPED	: 12
NEW :	
STANDARD	: 287
COMPACT	: 207
HANDICAPPED	: 12
NO CHANGE IN TOTAL NUMBER OF = 506 SPACES	
PARKING STALLS	

GROSS BUILDING AREA = 121,018 SQ.FT. = 605 RQ'D
 SQ.FT./SP. RETAIL 200

N. SAN TOMAS AQUINO ROAD

1 SITE PLAN
 A-11 1" = 30'



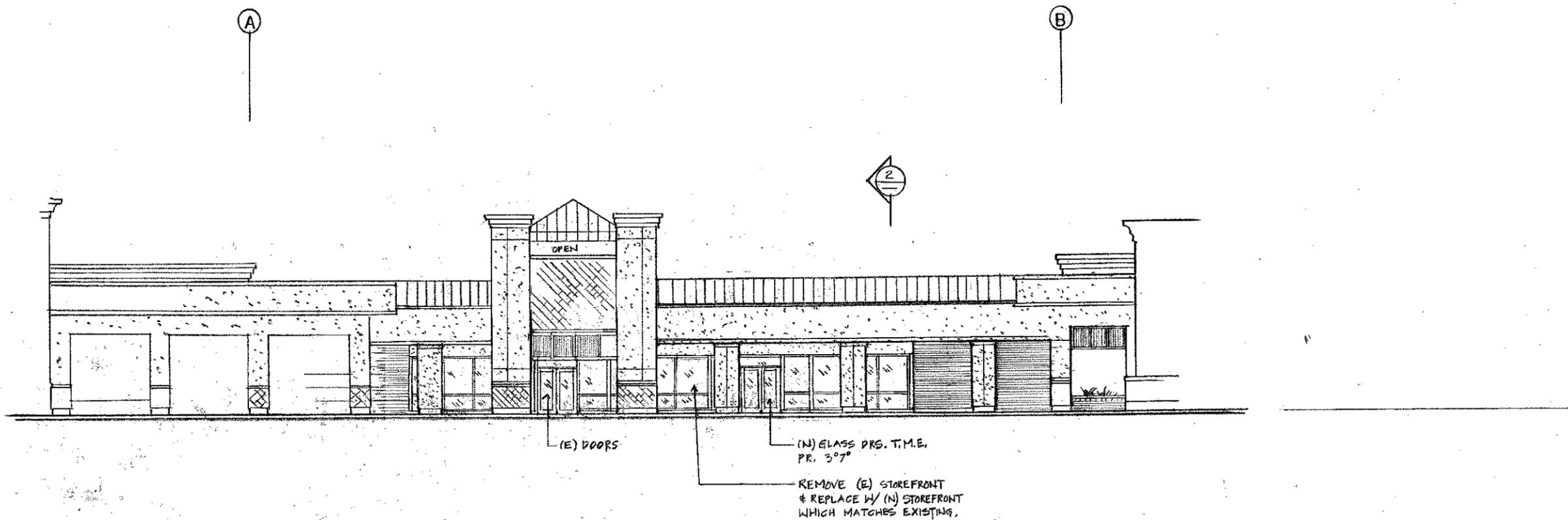
2 VICINITY MAP
 A-11 NO SCALE

REVISIONS	BY
3/24/14	R
PLANNING	
FINAL	

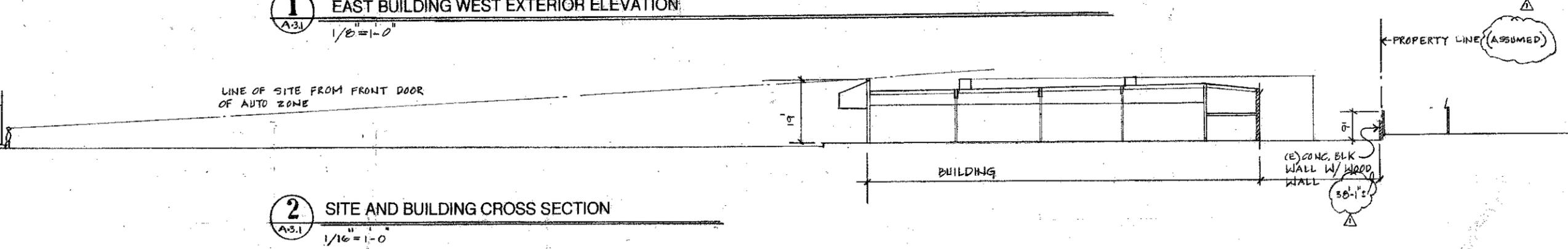
VARRELMANN DESIGN
ROBERT G. VARRELMANN ARCHITECT
 254 JEFFREY JAMES DR.
 SAN JOSE, CALIF. 95128
 (408) 242-1780 FAX: (408) 242-1781

SUTTON SWIM SCHOOL
 98 N. SAN TOMAS AQUINO ROAD
 CAMPBELL, CA. 95008
TENANT IMPROVEMENTS
 EXTERIOR ELEVATIONS

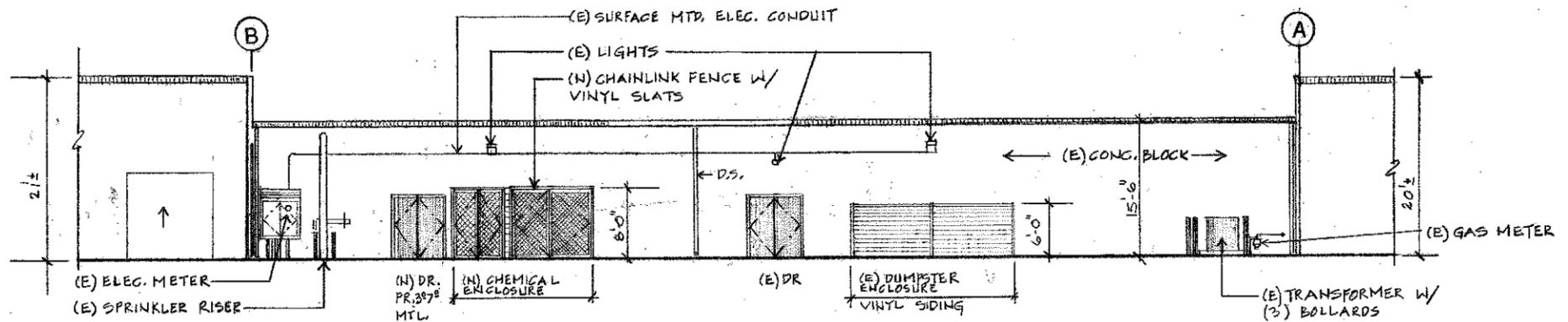
DRAWN	R
CHECKED	R
DATE	2/17/2014
SCALE	
JOB NO.	2013-05
SHEET	A-3.1
OF	SHEETS



1 EAST BUILDING WEST EXTERIOR ELEVATION
 A-3.1
 1/8" = 1'-0"



2 SITE AND BUILDING CROSS SECTION
 A-3.1
 1/16" = 1'-0"



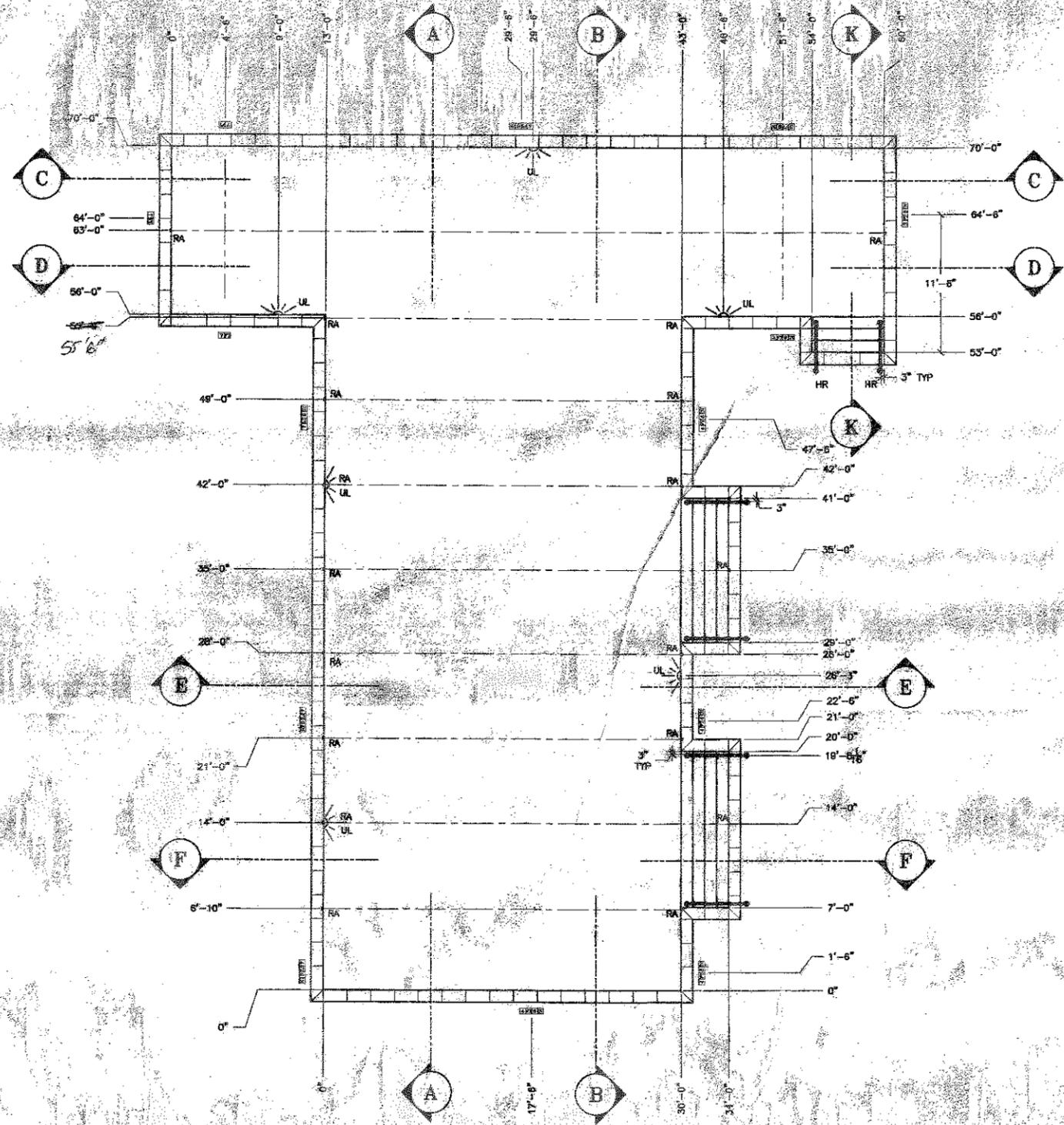
3 EAST BUILDING EAST EXTERIOR ELEVATION
 A-3.1
 1/8" = 1'-0"

POOL EQUIPMENT

- WL Water Level: Cla-Val water make up system consisting of 124-01AKX 2" flanged bronze valve body and cover with CF1-C1 pilot system, 8" PVC rod and stop collars, and polypropylene float with brass counterweight, all non corrosive components, for installation in surge chamber, Qty 1.
- FR Floor return: Sta-Rite #8417 adjustable floor return fitting, Qty 22.
- MD Main Drain: Aquastar #WAV1810 18"x18" VGB Series main drain frame and grate, Qty 2.
- GR Grabrails: Paragon Aquatics #30321 (1.90" x 109") 48" long reach adjustable grabrails, Qty 3.
- RS Recessed Steps: Pentair #82400700 set of 3 recessed steps, Qty 3.
- HR Handrails: Spectrum custom 3-bend 1.90" diameter stainless steel handrail, Qty 3.
- BA Bronze Anchors: Permcast #PS4019BC bronze wedge anchor, Qty 18.
- EP Escutcheon plate: Permcast #PE0019S stainless steel escutcheon plate, Qty 18.

- DA Disabled access: RMT Aquatics Splatit standard portable disabled access lift, provide with deck anchor and caddy; lift to be shared with wading pool and spa, Qty 1.
- UL Underwater lights: American Products 500W incandescent light with 100' cord #78456300 and 1" rear mount niche #78210600, Qty 10.
- JB Pool Light Junction Box: Intermatic #PJB2175 two fixture junction box, Qty 6.
- SPA Stanchion Post Anchors: Spectrum #23638 bronze stanchion post anchor kit with anchor, lid and key, Qty 4.
- SP Stanchion Posts: Spectrum #23614 stainless steel stanchion post, Qty 4.
- Backstroke Flags: Spectrum #23640, Qty 2.

- RA Rope Anchors: Spectrum #58316 stainless cup anchors with stainless steel bar, Qty 16.
- CO/AV Cleanout / Air Vent: NDS #909B, Qty 2.
- MFV Modulating Float Valve: EPD #2-0020-228, 6" line size for horizontal installation, Qty 1.
- SCA Surge Chamber Access: USF Fabrication #R-TPS, 30" x 30" concrete filled access hatch, Qty 1.
- LR Ladder Rungs: Lincoln #37-120, steel reinforced polypropylene ladder rung, Qty 5.
- RP Roping Platform: TBD, Qty 8.



TEACHING POOL CALCULATIONS

Occupancy: 2,831 s. f. / 1 bather per 20 s. f. = 141 bathers
 Pool capacity: 2,831 s. f. x 4.31 Foot. avg. depth x 7.48 gallons / cu. ft. = 91,268 gallons
 Flow rate (required): 91,268 gallons / 360 minute turnover = 254 gpm
 Flow rate (provided): 1 each Pentair EQK-1500, 15 HP circulation pump providing 690 gpm @ 60' TDH.
 2 each Pentair EQK-1000 10 hp circulation pump providing 480 gpm @ 60' TDH.
 690 gpm + 480 gpm + 480 gpm = 1,650 gpm
 91,268 gpm / 1,650 gpm = 55 minute turnover

Filtration: 1 each Neptune Benson Defender Diatomaceous Earth Filter System #SP-49-48-1548 @ 1,211 sq. ft. 1,650 gpm / 1,211 sq. ft. = 1.37 gpm/sf.

Chlorination (Required) 91,268 gallons x (3 lbs./10,000 gallons) = 27.39 lbs/day

Chlorination (Provided) Stenner # 85M5 adjustable liquid chloring pump. Providing 0 to 85 gallons/day

POOL PLAN NOTES

1. Provide nonskid deck finish.
2. Deck to be constructed of concrete or concrete-like material.
3. Pool deck to slope away from pool 1/4" per foot to drain inlet.
4. Provide white plaster finish in pool.
5. Provide a minimum of 4 feet unobstructed area around 100% of pool perimeter.



2979 Promenade Way
 Suite 200
 West Sacramento, CA 95691
 (916) 373-0808

CALIFORNIA CONTRACTORS LIC. #384619
 LICENSE CLASSIFICATION: B, C-53

DATE ISSUED		
No.	REVISION	DATE

PROJECT NAME: SUTTON SWIMMING POOL
 SACRAMENTO, CA

SHEET TITLE: POOL LAYOUT PLAN

Job No.	Drawn By:
Date:	Checked By:
Scale:	CAD File Name

01/13/14
 3/16"=1'-0"

Sheet No.
SP-1.0
 Sheet _____ of _____